

1' BILL NO. R-81-11-36

2 DECLARATORY RESOLUTION NO. R-12-821

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 13, 1981, to have the following described property
7 designated and declared an "Urban Development Area" under
8 Division 6, Article II, Chapter 2 of the 1974 Municipal Code
9 and I.C. 6-1.1-12.1, to wit:

10 Lot 7 and 20 by 20 feet of Lot 8 in Charles
11 Schmitz Subdivision of Lots 454, 455, and
12 456 in Hanna's Addition to the City of Fort
Wayne, Allen County, Indiana, and that part
13 of 10 foot alley lying between Lot 7 and
Lot 8; and

14 WHEREAS, it appears that siad petition should be pro-
15 cessed to final determination in accordance with the provision
16 of siad Division 6.

17 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
18 THE CITY OF FORT WAYNE, INDIANA:

19 SECTION 1. That, subject to the requirements of Sec-
20 tion 2 below, the above-described property is hereby designated
21 and declared an "Urban Development Area" under I.C. 6-1.1-12.1,
22 or under appropriate replacement statute.

23 SECTION 2. That the foregoing is subject to:

24 (a) An affirmative ("Do Pass") recommen-
25 dation by the Fort Wayne Redevelopment
26 Commission, after due hearing, analysis
27 and study in accordance with the provi-
28 sions of Division 6, Article II, Chapter 2
29 of the Municipal Code of the City of
30 Fort Wayne, Indiana of 1974.

31 (b) Final confirmation hereof by due passage
32 upon the final vote hereon.

1 SECTION 3. That this Resolution shall be effective
2 upon passage and approval by the Mayor, ~~and after due publication.~~
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6 COUNCILMAN

7 APPROVED AS TO FORM AND
8 LEGALITY NOVEMBER 20, 1981
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11 BRUCE O. BOXBERGER, CITY ATTORNEY
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Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, the _____ day of _____
at _____ o'clock _____ M., E.S.T.

DATE: _____

CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by E. Stier,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	8	—	—	1	—
BRADBURY	✓	—	—	—	—
BURNS	✓	—	—	—	—
EISBART	✓	—	—	—	—
GIAQUINTA	✓	—	—	—	—
NUCKOLS	—	—	—	—	—
SCHMIDT	✓	—	—	—	—
SCHOMBURG	✓	—	—	—	—
STIER	✓	—	—	—	—
TALARICO	✓	—	—	—	—

DATE: 3-9-82

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (~~ZONING MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~)
(~~APPROPRIATION~~) ORDINANCE— (RESOLUTION) NO. B-12-82
on the 9th day of March, 1982.

ATTEST:

(SEAL)

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of March, 1982, at the hour of
11:30 o'clock A. M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 17th day of March
1982, at the hour of 4 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

redvelopment
Commission
Read the first time in full and on motion by Miss Jumbo,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, the _____ day of _____
at _____ o'clock _____ M., E.S.T.

DATE: 11-24-81

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Read the third time in full and on motion by _____,
seconded by _____, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____	_____
<u>BURNS</u>	_____	_____	_____	_____	_____
<u>EISBART</u>	_____	_____	_____	_____	_____
<u>GIAQUINTA</u>	_____	_____	_____	_____	_____
<u>NUCKOLS</u>	_____	_____	_____	_____	_____
<u>SCHMIDT, D.</u>	_____	_____	_____	_____	_____
<u>SCHMIDT, V.</u>	_____	_____	_____	_____	_____
<u>SCHOMBURG</u>	_____	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	_____	_____
<u>TALARICO</u>	_____	_____	_____	_____	_____

DATE: _____

CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL)
(APPROPRIATION) ORDINANCE (RESOLUTION) No. _____
on the _____ day of _____, 19____.

ATTEST: (SEAL)

CHARLES W. WESTERMAN - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the _____ day of _____, 19____, at the hour of _____
o'clock _____ M., E.S.T.

CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this _____ day of _____
19____, at the hour of _____ o'clock _____ M., E.S.T.

WINFIELD C. MOSES, JR.
MAYOR

BILL NO. R-81-11-36

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN
ORDINANCE A DECLARATORY RESOLUTION designating an
"Urban Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART - CHAIRMAN

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

~~JOHN NUCKOLS~~

ROY J. SCHOMBURG

3-9-82
DATE

CONCURRED IN

CHARLES W. WESTERMAN, CITY CLERK



OFFICE OF THE CITY CLERK

THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

charles w. westerman, clerk -- room 122

November 16, 1981

Bruce O. Boxberger, City Attorney
9th Floor
City-County Building
One Main Street
Fort Wayne, IN 46802

#5532

Dear Mr. Boxberger:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from Ivan A. and Katherine S. Lebamoff

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman

Charles W. Westerman
City Clerk

CWW/ne
Enclosures

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property _____
918 South Calhoun Street
Fort Wayne, Indiana

Street Boundaries (if applicable) _____
Faces Calhoun Street, across
from Summit Plaza

2. Legal Description of Property _____
Lot 7 and 20 by 20 feet of
Lot 8 in Charles Schmitz Sub-
division of Lots 454, 455 and
456 in Hanna's Addition to the
City of Fort Wayne, Allen County,
Indiana, and that part of 10 foot
alley lying between Lot 7 and
Lot 8.

3. Township Wayne _____
4. Taxing District Wayne _____
5. Current Zoning District _____
B-3-A

6. Variance Grant (if any) _____
None

7. Owner(s) _____
Ivan A. and Katherine S.
Lebamoff

8. Address of Owner(s) _____
205 East Packard Avenue
Fort Wayne, IN 46806

9. Telephone Number _____
744-4960 - Home
423-2581 - Office

10. Agent of Owner (if any) _____
None

11. Address N/A _____
12. Telephone Number _____
N/A

13. Relationship of Agent to Owner _____
N/A

14. Instrument Number of Commitments or Covenants Enforceable by City (if any) _____
None

15. Current Use of Property
(a) How is property presently used? Empty - vacant

(b) What structure(s) (if any) are on the property? _____
Two-story brick structure with basement

(c) What is the condition of this structure/these structures? _____
Badly needs rehabilitation and repair

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? Net Assessed Value, \$11,800.

(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$795.88 paid in 1981.
Land, \$9,300; Improvements, \$3,500; Exemption, \$1,000.

17. Description of Project Total renovation and rehabilitation --
new front, sprinklers. Project cost approximately \$250,000.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Approximately January 1, 1982.
- (b) When is completion expected? April 1, 1982.
19. Cost of project (not including land cost) Approximately \$250,000.
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? Approximately 21
- (b) What kind of work will employees be engaged in? General law office
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? Approximately nine full-time jobs and two part-time jobs.
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The Central Business District speaks for itself.
Improvements to the structure will be the first completed on the premises since the World War II era.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? No, but it will add another segment to the Central Business District vitality.
- (b) Will the project improve or replace a deteriorated or obsolete structure? No, but it will keep a reasonably prominent Central Business District structure from falling into further disrepair.

CITY CLEANING OFFICE
Room 122 City-County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

NO. _____

19 _____

RECEIVED FROM _____

_____ DOLLARS

Account Total \$ _____

Amount Paid \$ _____

Balance Due \$ _____

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

- (c) Will the project preserve a historically or architecturally significant structure?
This is not an historical structure, but neither is it architecturally significant.
- (d) Will the project contribute to the conservation and/or stability of a neighborhood?
Yes, this project will help to stimulate business in the Central Business District.
- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes, the facade will be completely renovated.

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

 Yes X No

25. Financing on Project

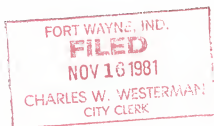
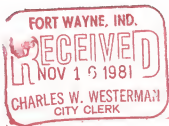
What is the status of financing connected with the project?
EDC bond issue.

I hereby certify that the information and representations on this Application are true and complete.

Ivan A. Lebamoff
Signature(s) of Owner(s)
Ivan A. Lebamoff

Katherine S. Lebamoff
Katherine S. Lebamoff

November 13, 1981
Date



FORT WAYNE REDEVELOPMENT COMMISSION

DATE: February 24, 1982
TO: Ben A. Eisbart, Council Committee on Regulations
FROM: Gary E. Wasson, Executive Director *CEW*
SUBJECT: City Council Bill No. 81-11-36
Tax Abatement - 918 South Calhoun Street

Background

On February 22, 1982 Declaratory Resolution No. 81-11-36 was introduced in City Council requesting designation of the property located at 918 South Calhoun as an "Urban Development Area" for purposes of tax abatement. The Resolution was then referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for Public Hearing.

Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on February 22, 1982. No one spoke in opposition to the abatement requested.

Recommendation

Following the Public Hearing, the Redevelopment Commission at their Special Meeting on February 22, 1982 did adopt the attached Resolution No. 82-01 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lot 7 and 20 by 20 feet of Lot 8 in Charles Schmitz Subdivision of Lots 454, 455 and 456 in Hanna's Addition to the City of Fort Wayne, Allen County, Indiana and that part of the 10 foot alley lying between Lot 7 and Lot 8 located and commonly known as:

918 South Calhoun Street

as an "Urban Development Area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

Rationale

The Redevelopment Commission staff received the aforementioned application and found that:

Ivan A. Lebamoff plans to totally renovate and rehabilitate the building at 918 South Calhoun Street, restoring the facade of the building and modernizing the interior. The cost of the project will be approximately \$250,000. Approximately nine full-time jobs and two part-time jobs will be created as a result of the project completion.

Ben A. Eisbart
Page 2
February 24, 1982

It is the opinion of the Commission that the property at 918 South Calhoun Street qualifies as an "Urban Development Area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution NO. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the Ivan A. Lebamoff proposal are as follows:

- (a) effective utilization of vacant or underutilized land,
- (b) improvement in the physical appearance of the city,
- (c) increase in employment
- (d) neighborhood conservation and stabilization, and
- (e) rehabilitation of a deteriorated structure.

Additional positive weight should be given to this proposal since:

1. The property is within the area previously determined by the Commission in the Downtown First Stage Development Studies as being underutilized.

If you have any questions, please contact this office.

GEW/jes
enclosure
cc: ✓ Mr. Charles Westerman, City Clerk